



CALVERT COUNTY PLANNING COMMISSION

205 Main Street
Prince Frederick, MD 20678
410-535-2348 – 301-855-1243
FAX: 410-414-3092

DEPARTMENT OF PLANNING & ZONING TEG/SEG COMBINED AGENDA

WEDNESDAY August 24, 2022 9:00 am to 11:00 am via Zoom meeting

TO JOIN MEETING VIA PHONE: 888-475-4499 MEETING: 875 3079 0799

INVITED AGENCIES

County Transportation
Critical Area Commission
Cultural Resources, P&Z
DNR-Coastal Resources Div.
DNR-Tidal Wetlands Division
DNR-Wildlife & Heritage Svc.
Economic Development, P&Z

Engineering, DPW
Environmental Planner, P&Z
Health Department
Long Range Planner, P&Z
Planner III, P&Z
Principal Planner, P&Z
Public Safety/Fire/Rescue/EMS

Public Safety/Communications – Addressing
Rural Planner, P&Z
SHA
SMECO
Soil Conservation
Transportation Planner, P&Z
Transportation, DPW

****We have no PRE-CONCEPT PROJECTS this month****

**NEW PRELIMINARY PLANS, DSDP & CONCEPTS FOR ACCEPTANCE AT AUGUST 24, 2022 TEG/SEG					
CSPR-142854	OV	Dunkirk Business Center Lot 10R Flex Space, Cat II aka: Wayson DBC Lot 10R Flex Space	Keith Lane, Owings	Jeff Martus/COA	TEG-Concept Plan 1 rcd. for acceptance at 8/24/22 TEG/SEG. If accepted, comments due 9/22/22.
**PLANS ACCEPTED AT JULY 27, 2022 TEG/SEG					
MSD-142857 (CMSD-2022-108)	OV	John & Bernadine Dowell Property Family Conveyance Lot 1, Section II Concept Previously known as Lot 2	Stevens Rd., Owings	Dean Wilkinson/Barrett	SEG-Accepted 7/27/22. Preliminary Plan 1 Comments due by 8/18/22 & out to customer by 8/22.
CSPR-142851	OV	Lee Family Life Center, Cat II	Jennifer Ln, Owings	Dan Kelsh/COA	TEG-Accepted 7/27/22. Concept Plan 1 Comments due by 8/18/22 & out to customer by 8/22. Will need a referral to BOA for Special Exception for change of USE.
CSPR-142856	CF	Solomons Condos-Mixed Use, Cat I	S. Solomons Island Rd., Solomons	Anthony Olekson/Barrett	TEG-Accepted 7/27/22. Concept Plan 1 Comments due by 8/18/22 & out to customer by 8/22.
CSPR-142842	CF	Sunset Terrace, Cat I	S. Solomons Island Rd., Solomons	Dan Kelsh/COA	TEG-Accepted 7/27/22. Concept Plan 1 Comments due by 8/18/22 & out to customer by 8/22.
MSD-142845 (CMSD-2021-098)	JH	Wilson Dowell Farm Lot 3, minor	Chaneyville Rd., Owings	Jeff Martus/COA	SEG-Accepted 7/27/22. Preliminary Plan 1 Comments due 8/18/22 & out to customer by 8/22.



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**OTHER PROJECT ACTIVITY SINCE JULY 27, 2022					
SPR-142839	CF	2J Flex Space (Cat I) REDLINE	Homeport Ct., Lusby	Anthony Olekson	TEG-Out to customer with Final Stamps & Signatures 8/15/22.
CSPR-142755	OV	Armory Towns (was Schaefer Townhomes), Cat I	Armory Rd., Pr.Fred.	Jeff Martus/COA	TEG-Plan 2 distributed for review 7/19/22. Comments due 8/18/22 and distributed in 2 days.
CSD2022-109	OV	Armory Towns, Major	Armory Rd., Pr.Fred.	Jeff Martus/COA	SEG-Plan 2 distributed for review 7/19/22. Comments due 8/18/22 and distributed in 2 days.
CSPR-142818	OV	CFT Plaza, Cat II	Prince Frederick Blvd., Pr.Fred.	Will Avant/Foresite Group	TEG-Plan 2 received for review. Comments due 8/18/22.
SPR-142734	OV	DCP Maintenance Facility-Redline	Cove Point Rd, Lusby	Joe Kadjeski/COA	TEG-Redline Plan 2 under review. Comments out to customer 8/11/22.
SPR-142834 (CSPR-142738)	OV	Dunkirk Business Center Lot 5 Flex Space, Cat II aka: Wayson DBC Lot 5 Flex Space	Keith Lane, Owings	Jeff Martus/COA	TEG-DSDP Plan 2 under review. Comments due 9/13/22.
SPR-142797	OV	First Lutheran Church Addition, Cat II	So.MD.Blvd., Huntingtown	Chris Alvey/Wilkerson	TEG-DSDP Plan 3 rcd 8/17/22 for transmittal for review. Comments due 9/19/22.
SPR-2020-314	OV	Inspired Minds Day Care, Cat II	Sol.Isl.Rd., Huntingtown	Anthony Olekson/Barrett	TEG-Plan 5 rcd 8/17/22 for transmittal for review. Comments due 9/19/22.
CSPR-142742	CF	Magnolia Ridge, Cat I	Fox Run Blvd., Pr.Fred.	Anthony Olekson/Barrett	TEG-Concept Plan 3 distributed for review. Comments due 8/18/22 & out to customer by 8/22.
**PLANS CURRENTLY IN HOUSE FOR SIGNATURES/STAMPING					
None					
**PRE-CONCEPTS FOR DISCUSSION AT AUGUST 24, 2022 TEG/SEG					
None					



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**PROJECT ACTIVITY OUTSIDE OF TEG/SEG MEETING					
CSPR-138320	CF	Calvert Gateway BC., Lot 11, Cat I	Town Center Blvd., Dunkirk	Eric Miller/Bay Engineering	TEG-Concept Plan 2 comments out to customer 4/26/2022. Awaiting MDE Approval, Pending PC Approval, Scheduled for 10/19/22
**OTHER ACTIVE PROJECTS					
SPR-142823	OV	Beach Self Storage Parking Redline	S. Solomons Island Rd., Pr.Fred.	Dan Kelsh/COA	TEG-Redline Plan 1 comments out to customer 4/26/2022. Additional comments out 5/9/2022.
CSPR-142795	CF	Calvert Gateway BC Lot 12R, Cat I	Town Center Blvd., Dunkirk	Nelson Arocho/Bay Eng.	TEG-Concept Plan 1 comments out to customer 3/21/2022
CSPR-142811	CF	Calvert Pines Sr Center SWM Concept	W Dares Beach Rd., Pr.Fred.	Jeff Martus/COA	TEG-SWM comments out to customer 4/8/2022
CMSD-2021-104	OV	Chase Property Family Conveyance Lot 1, minor	Pushaw Station Rd., Sunderland	Chris Alvey/Wilkersonn	SEG-Accepted 5/25/22. Concept Plan 1 comments out to customer 6/10/22.
SPR-139326	OV	Chick Fil A Redline	N.Sol.Isl.Rd., Pr.Fred.	Kat Alvarez/Esencia	TEG-Plan 2 comments out to customer 1/7/2022.
SPR-142844 (CSPR-142813)	OV	County Administration Building Redesign, Cat I	Main St., Prince Frederick	Joe Kadjeski/COA	TEG-Accepted at 6/22/22 TEG/SEG. Comments out to customer 7/22/22.
MSD-142781	JH	Dehenzel Property Lot 1, minor	Gregg Dr., Lusby	Nick Montgomery/COA	SEG-Prelim approval received 4/13/2022
SPR-142830	OV	Dominion Energy Regional Park, Lusby, Cat I Phase 1	S Solomons Island Rd., Lusby	Joe Kadjeski/COA	TEG-Updated storm drain design docs received 5/13/22. Plan 1 comments out to customer 5/23/22. Need to ADD EH Review (Final only) and Parks & Recs Planner Review when available in INFOR.
MSD-142831	OV	Harry & Denise Hilton Property, minor	Hunting Creek Rd.,Huntingtown	Nick Montgomery/COA	SEG-Accepted, Plan 1 comments out to customer 5/23/2022.
SPR-142835 (CSPR-142786)	OV	Infinity Storage, Cat II	Main St., Prince Frederick	Dan Kelsh/COA	TEG-Accepted 5/25/22, Plan 1 comments out to customer 6/21/22.



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MSD-142782	OV	Jones & Savoy Property, minor	Joe Harris Rd., Prince Frederick	Nick Montgomery/COA	SEG-Plan 1 comments out to customer 3/18/2022.
SPR-138355	CF	Lusby Self Storage, Cat I	H.G.Trueman Rd., Lusby	Lanna Clement/ATCS	TEG-Comments out to customer 6/24/22. Fees in Lieu for 1 Forestry TDR paid. Awaiting Replat Recordation.
SPR-142728	OV	Lusby Villas, Cat I	Lusby Pkwy/Md Route 760	Anthony Olekson/Barrett	TEG-Plan 2 comments out to customer 3/24/2022 and Env. Comments out on 4/5/22.
SD-142770	OV	Lusby Villas. Lot 1, Sec 2, major	Lusby Pkwy/Md Route 760	Dean Wilkinson/Barrett	SEG-Plan 1 comments out to customer 3/24/2022
CSPR-142828	CF	Magnolia Ridge West, Cat I	Fox Run Blvd., Pr.Fred.	Anthony Olekson/Barrett	TEG-Accepted, Plan 1 comments out to customer 5/23/2022 and 6/22/22.
MSD-142838 (CMSD-2021-099)	JH	POACRE Lot 1, minor	Clubhouse Dr., Lusby	Dean Wilkinson/Barrett	SEG-Accepted 5/25/22, Plan 1 comments out to customer 6/21/22.
CSPR-142779	OV	Rubble Bee Comm. Recycling Ctr, Cat I	Binnacle Lane, Owings	Chris Alvey/Wilkerson	TEG-Plan 1 comments out to customer 2/21/2022. Environmental comments to customer 4/4/22.
SPR-138223 (CSPR-138130)	CF	Stoakley Pavilion, Cat I	Stoakley Rd., Prince Frederick	Dan Kelsh-Joe Kadjiski/COA	TEG-DSDP Plan 4 comments out to customer 7/15/22.
SPR-2020-311	OV	WWTP Solomons Island Septage Upgrade, Cat II	Sweetwater Rd., Lusby	Travis Junker/GHD	TEG-Plan 2 comments out to customer 2/21/2022
SD-138200	OV	Wyatt's Ridge, Lots 1-24, major	Skinners Turn Rd., Owings	Jeff Martus/COA	SEG-Plan 2 Entirety of Environmental comments out to customer 7/20/22. Awaiting HD stamped plan and no revisions to begin Public Hearing Process

ITEMS FOR DISCUSSION:

N/A

Our next meeting is Wednesday, September 28, 2022

To be included for acceptance, new project documentation must be complete, including proper payment, and **at** P&Z by 3:00 pm, September 21, 2022.